

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Rajahmundry Municipal Corporation – Certain variation in the Master Plan - Change of land use from Public Open Space (Park) use to Residential use in S.No.552/1, D.No.2-58-2, Sambhu Nagar of Rajahmundry to an extent of 1026.56 Sq.Mtrs.- Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 693

Dated the 3rd December, 2009.

Read the following :-

1. G.O.Ms.No.465 MA., dated 28.10.1975.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.4873/2008/R, dated 20.11.2008.
3. Government Memo. No.19167/H1/2008-1, Municipal Administration and Urban Development Department, dated 27.1.2009.
4. From the Commissioner of Printing, A.P., Extraordinary Gazette No.56, Part-I, dated 30.1.2009.
5. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.4873/2008/R, dated 12.11.2009.

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ORDER:

The draft variation to the Rajahmundry General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.465 MA., dated 28.10.1975 was issued in Government Memo. No.19167/H1/2008-1, Municipal Administration and Urban Development Department, dated 27.1.2009 and published in the Extraordinary issue of A.P. Gazette No. 56, Part-I, dated 30.1.2009. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 12.11.2009 has stated that the Commissioner, Rajahmundry Municipal Corporation has informed that the applicant has paid the conversion charges as per G.O.Ms.No.158 MA., dated 22.3.1996. The applicant has also paid an amount of Rs.5,73,300/- (Rupees five lakh seventy three thousand and three hundred only) towards 14% open space cost to the Rajahmundry Municipal Corporation. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**PUSHPA SUBRAHMANYAM,
PRINCIPAL SECRETARY TO GOVERNMENT. (I/c)**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry.

The Municipal Commissioner, Rajahmundry Municipal Corporation, E.G.District.

Copy to:

The individual through the Municipal Commissioner, Rajahmundry Municipal Corporation.

The District Collector, East Godavari District.

The Private Secretary to Minister for MA&UD.

SF/SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER

**APPENDIX
NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Rajahmundry Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 56, Part-I, dated 30.1.2009 as required by clause (b) of the said section.

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VARIATION

The site in S.No.552/1, D.No.2-58-2, Sambhu Nagar of Rajahmundry to an extent of 1026.56 Sq.Mtrs., the boundaries of which are as shown in the schedule below and which is earmarked for Public Open Space (Park) use in the General Town Planning Scheme (Master Plan) of Rajahmundry Town sanctioned in G.O.Ms.No. 465 MA., dated 28.10.1975, is designated for Residential use by variation of change of land use as marked "A" as shown in the revised part proposed land use map GTP No.36/2008/R, which is available in Municipal Office, Rajahmundry Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall hand over the site affected portion on northern side 49.08 Sq.Mtrs., to widen the existing 10.82 Mtrs., to 10.52 Mtrs. wide road to 40 feet wide i.e., 12.20 Mtrs wide as per Master Plan to the Rajahmundry Municipal Corporation at free of cost through registered gift deed.
8. The applicant shall take prior approval from the competent authority before taking up any developmental activity.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Existing 10.82 Mtrs., to 10.52 Mtrs., wide road to be widened to 40 feet wide as per Master Plan.

East : Site belongs to Bethal Grace School.

South : Site belongs to Bethal Grace School.

West : Plot Nos.64 & 65 of approved L.P.No.15/1991.

**PUSHPA SUBRAHMANYAM,
PRINCIPAL SECRETARY TO GOVERNMENT. (I/c)**

SECTION OFFICER